

### **Amendments to the Specification**

Please replace paragraph [0084] with the following:

**[0084]** While the database of step 502 contains information about all known properties within a geographic region, it should be appreciated that, on other embodiments, the AVM database can be limited to only properties offered for sale, only properties sold in a particular fashion, e.g., for sale by owner or bankruptcy sale, properties of a particular type (e.g., townhouses), existing (not new) properties, properties proffered by a particular developer or builder, etc. It should further be appreciated that while all known properties within a geographic region may be included in an AVM database, in various embodiments an AVM database may include a lesser percentage of properties ranging from a plurality (i.e., 2 or more) to a substantial portion to substantially all known properties. Further, for those properties on the market, i.e., offered for sale, in various embodiments an AVM database may include a lesser percentage of properties than all known properties ranging from a plurality to a substantial portion to a majority to substantially all known properties.